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3 **RESOLUTION NO. 2014-66**  
4

5 **A RESOLUTION OF THE VILLAGE**  
6 **COMMISSION OF THE VILLAGE OF**  
7 **BISCAYNE PARK, FLORIDA,**  
8 **AUTHORIZING THE VILLAGE**  
9 **MANAGER TO APPLY FOR FUNDING**  
10 **FROM THE VILLAGER'S, INC.,**  
11 **THROUGH THE BISCAYNE PARK**  
12 **FOUNDATION, INC., TO FUND A**  
13 **PORTION OF THE RENOVATION OF THE**  
14 **VILLAGE HALL LOG CABIN;**  
15 **PROVIDING FOR AN EFFECTIVE DATE**  
16

17 **WHEREAS,** the Village of Biscayne Park is undertaking a full restoration of its  
18 historic Village Hall log cabin; and,

19 **WHEREAS,** based on architect RJ Heisenbottle's building evaluation and  
20 recommendation report, non-historic additions will be removed, the wood-shake roof will be  
21 repaired, and the interior will be returned to its original intent as a community and government  
22 meeting space; and

23 **WHEREAS,** the Villager's Inc., awards funding for education and/or the repair,  
24 preservation and restoration of existing historical sites; and

25 **WHEREAS,** the Village seeks to request funding through the Villager's Inc., in the  
26 amount of \$20,000.00 for the purchase and installation of historically appropriate wood doors  
27 and windows for the log cabin restoration; and

28 **WHEREAS,** due to the requirement of the Villager's Inc., that a funding request must  
29 come from a not-for-profit organization, the Village will submit the request through the  
30 Biscayne Park Foundation, Inc., a 501(c)(3) charitable foundation and a not-for-profit  
31 organization created by the Village of Biscayne Park; and

32 **WHEREAS,** the timeline to submit the application is October 1<sup>st</sup>, 2014.  
33

34 **NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COMMISSION OF**  
35 **THE VILLAGE OF BISCAYNE PARK, FLORIDA:**  
36

37 **Section 1:** That the above recitals are true and correct and are incorporated herein by  
38 this reference.

1           **Section 2:** The Village Manager is authorized to submit a funding request through the  
2 Biscayne Park Foundation, Inc., in the amount of \$20,000.00 to the Villager's, Inc., to be used  
3 as part of the renovation and rehabilitation of the historic Village Hall Log Cabin project,  
4 specifically for the purchase and installation of historically appropriate wood doors and  
5 windows.

6           **Section 3:** This Resolution shall become effective upon adoption.  
7

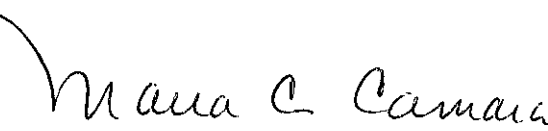
8 PASSED AND ADOPTED this 23<sup>rd</sup> day of September, 2014.  
9

10           **The foregoing resolution upon being**  
11 **put to a vote, the vote was as follows:**

12   
13 \_\_\_\_\_  
14 David Coviello, Mayor

Mayor Coviello: Yes  
Vice Mayor Ross: Yes  
Commissioner Anderson: Yes  
Commissioner Jonas: Yes  
Commissioner Watts: Yes

15  
16 Attest:

17  
18   
19 \_\_\_\_\_  
20 Maria C. Camara, Village Clerk  
21

22  
23  
24 Approved as to form:  
25

26   
27 \_\_\_\_\_  
28 John J. Hearn, Village Attorney  
29



## APPLICATION FOR VILLAGERS FUNDING

The Villagers, Inc. award funding for education and/or the repair, preservation and restoration of existing historical sites, as opposed to new construction. The amount awarded may be up to \$25,000, with the typical award ranging from \$5,000 to \$10,000. A budget or itemized estimation of costs should accompany this application.

DATE OF APPLICATION: September 24, 2014

NAME OF ORGANIZATION: Biscayne Park Foundation, Inc. a 501(c)(3)

CONTACT PERSON: Heidi Shafran, Village Manager

Address: 640 NE 114 Street  
Biscayne Park, FL 33442

Phone: (305) 899-8000

Fax:

E-Mail: villagemanager@biscayneparkfl.gov

AMOUNT REQUESTED FROM VILLAGERS: \$20,000.00

NAME & ADDRESS OF PROPERTY OWNER FOR THE PROJECT TO BE FUNDED:

Village of Biscayne Park  
Heidi Shafran, Village Manager  
640 NE 114 Street  
Biscayne Park, FL 33442

PLEASE DESCRIBE THE PROJECT:

Attach graphic material (photographs/digital images) that will sufficiently describe/explain the project and a copy of the proposed budget.

The Village of Biscayne Park is undertaking a full restoration of its historic log cabin Village Hall. Based on plans completed by RJ Heisenbottle, non-historic additions will be removed, the wood-shake roof will be repaired and the interior will be returned to its original intent as a community and government meeting space.

FOR WHAT SPECIFICALLY WILL THE VILLAGERS' FUNDS BE USED?

The Village intends to use The Villagers' funds for the purchase and installation of historically appropriate wood doors and windows.

HISTORICAL SIGNIFICANCE OF THE PROPERTY FOR WHICH FUNDS ARE REQUESTED:

The Village of Biscayne Park log cabin Village Hall has been in continuous use as the Village's center of government and police operations since 1933. The log cabin was used by the Village Commission and various community groups for official business and social gatherings. Built as part of the Works Progress Administration (WPA), the log cabin has served as the identifier of the "Village of Homes" for over eighty years.

AVAILABILITY AND BENEFITS TO THE PUBLIC:

Since its construction in 1933, the Biscayne Park log cabin Village Hall has been open to the public. Historic documentation exists showing Village Commission meetings, Garden Club Meetings and general gatherings of Village residents. In recent years the building has served as the administrative offices for all municipal operations, including the police department. The restoration of the log cabin (and construction of new Village Hall) will allow the Village to use the building once more for Village Commission meetings and social gatherings.

ESTIMATED COST FOR THE TOTAL PROJECT:

\$500,000.00 for restoration of log cabin (New Village Hall will cost approximately \$750,000.) Funds from Villagers will only be used on historic log cabin.

HAS APPLICANT PREVIOUSLY RECEIVED FUNDING FROM THE VILLAGERS?

Yes \_\_\_\_\_ No X If yes, Year \_\_\_\_\_, Amount \_\_\_\_\_.

HAS MONEY BEEN RECEIVED AND/OR REQUESTED FROM OTHER SOURCES FOR THIS PROJECT? Yes X NO \_\_\_\_\_

If yes, LIST SOURCES AND AMOUNTS RECEIVED OR PENDING:

State of Florida –Appropriation for log cabin restoration and construction of new Village Hall \$1,000,000  
State of Florida Division of Historical Resources – Special Category Projects Grant \$50,000.00

HOW WILL THE VILLAGERS, INC. BE RECOGNIZED FOR THEIR PARTICIPATION?

A resolution from our Village Commission is being submitted with our application, recognizing The Villagers, Inc. for their contribution to the restoration of our Village Hall. Additionally, a plaque will be placed prominently in our restored Village Hall recognizing the generosity of The Villagers, Inc.

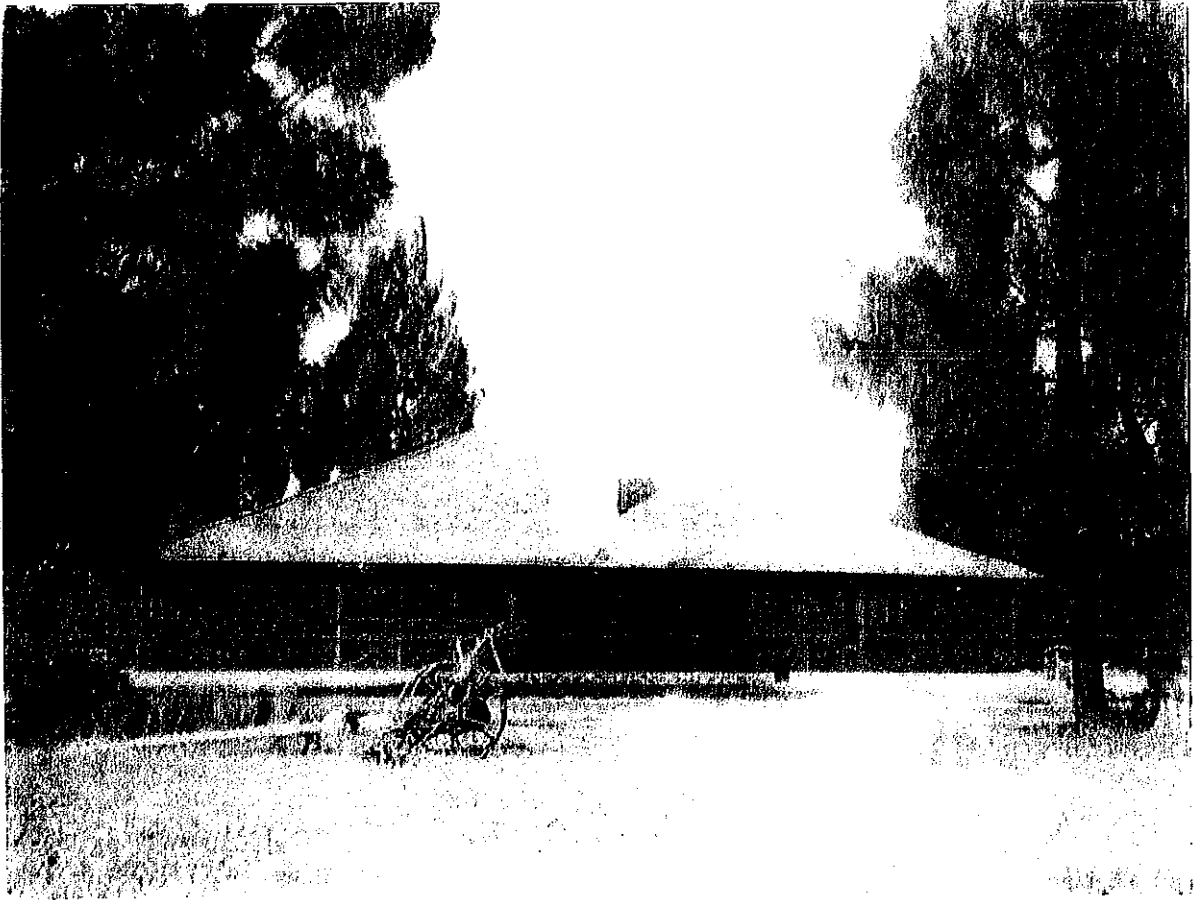
HOW WILL THE PROJECT BE MAINTAINED?

Ongoing maintenance through the Village of Biscayne Park municipal budget.

ESTIMATED DATE FOR BEGINNING OF PROJECT: April 2015

Please see attached excerpts from August 20, 2014 Village Hall Building Hall and Recommendations Report completed by RJ Heisenbottle and historic photographs.

**Village of Biscayne Park  
Village Hall  
Building Evaluation and Recommendations Report  
August 20, 2014**



**RJ HEISENBOTTLE**  
ARCHITECTS

RJ. Heisenbottle Architects, P.A. • 2199 Ponce De Leon Boulevard, Suite 400 • Coral Gables, FL 33134

• 305.446.7799 • 305.446.9275 FAX • AAC001513

## **Biscayne Park Village Hall**

### **Historic Description**

Biscayne Park Village Hall is located near the Biscayne Canal Bridge on N.E. 114<sup>th</sup> Street, situated between Miami Shores and North Miami. Withstanding the test of time, this humble log cabin has served the Biscayne Park community for over 80 years; first, as the Village Hall, then as the village's Police Station, and now as the village's administrative offices. Because of its unique architectural design and its rich history, this rare building was designated historic by the Metro-Dade Historic Preservation Board in 1983.

Biscayne Park Estates was developed by Arthur Mertlow Griffing and was one of the first of the big land developments in the area. Griffing was born in Norwich, New York, June 11, 1875. As a young child, he moved with his family to Florida. In 1884, his older brother started a nursery in MacClenny, Florida, with a branch opening later in Little River. In 1901, Arthur M. Griffing married Alabama Wing of Bayard, Florida and had three daughters: Mertlow, Marilla, and Esther; one son Charles. Griffing moved to Dade County to manage the Little River nursery in 1903.

In 1920, Arthur Griffing began to branch out and develop land to sell. Originally tomato farms, Biscayne Park Estates started as 700 acres of treeless prairie. The following year, Griffing began digging the Biscayne Canal to drain the prairie. Griffing wanted Biscayne Park to be reserved for families so he made special provisions for children. He made sure to provide play areas with parks and streets lined with shade trees. He also planted fruit trees on his building lots.

In 1923, the lots were ready to sell. Griffing used a number of devices to attract perspective buyers: free bus rides to the development and complimentary strawberry cake upon arrival, later he upgraded the incentive to a box of citrus fruit. Griffing sold most of his lots before the real estate market crashed in 1926, but like other developers, he too was caught in the fallout: defaulting buyers, delinquent taxes, few buyers were able to build homes, and there was little money to maintain the streets and parks.

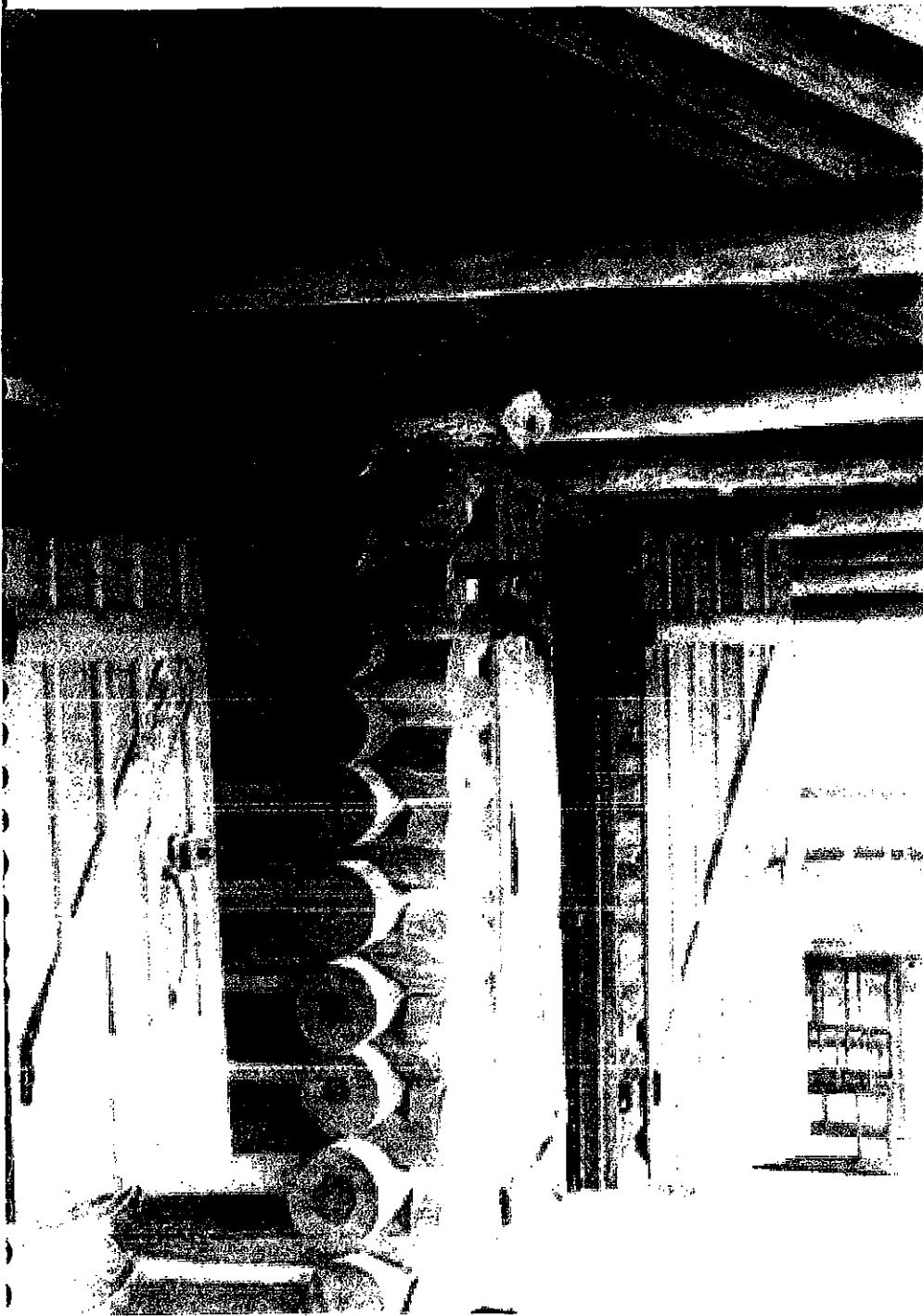
Despite these hardships, Griffing's small community continued to grow. In 1931, the area was incorporated as the Town of Biscayne Park and in 1933, it evolved into its current Village status. The Village was designated as a bird sanctuary soon after its incorporation. During the Depression, the Works Progress Administration built a log cabin for the Village with the Federal Emergency Relief Administration, providing the labor for the termite resistant Dade-County pine construction. William Green, a regional administrator for the federal programs and a village resident and councilman, was instrumental to the creation of the building that is today a local historic landmark.

Biscayne Park Village Hall was built from both round and hand-hewn pine logs out of a kit. The historic hall is a one and one-half story log cabin with a wrap-around porch. The load bearing log walls are saddle notched and are painted a rustic red. The logs are chinked with white mortar. These walls support an interior trussed roof system, with a hipped roof covered with wood

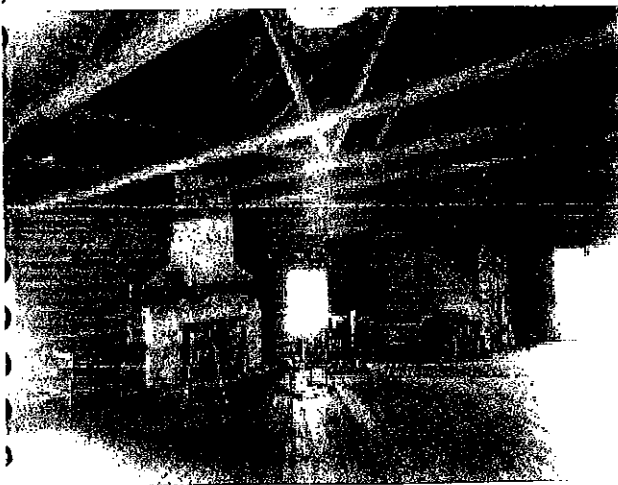
shingles. Inside the cabin there is a fireplace made of local oolitic limestone. The Biscayne Park Women's Club raised additional funds in later years for a few adaptations to the cabin.

In 1946, the Village Commission authorized the construction of police headquarters in the cabin's porch area. Then, in 1986, additional renovations caused a dispute because they involved resurfacing the western side of the hall and enlarging the police departments work area in order to include an interrogation room, evidence closet and more desk space. At some point in its history, the wood support columns were replaced with more durable square concrete columns. In need of more office space, the interior of the hall was divided with flexible open office partitions, a kitchen area was added on the north side and management offices on the south. These additions make it more difficult for the building to be listed on the National Register of Historic Places.

Biscayne Park Village Hall, has served its community well for the past 81 years. This important landmark, with its distinctive architecture has become a symbol of the Biscayne Park community. It deserves a complete restoration that will maintain its architectural integrity for many years to come and enhance its eligibility for listing on the National Register of Historic Places.



Original Entrance Detail



Historic Interior  
and Fireplace

## **Architectural Evaluation**

### **Biscayne Park Village Hall June 9, 2014**

R.J. Heisenbottle Architects, PA

#### **Introduction**

The Biscayne Park Village Hall is a unique local landmark. With its distinctive log cabin style of architecture, it is a proud symbol of the Village of Biscayne Park community. Constructed 81 years ago by the Works Progress Administration the building has served the Village well and while it is in need of repairs, it remains in generally good condition. Over the years it has undergone numerous renovations and additions in order to accommodate various administrative functions. When taken together these additions compromise the building's architectural and historic integrity.

Additionally, the building's original wood shake shingle roof structure presents a serious structural concern as is noted in the Structural Evaluation Section of this report. Moreover, the building's lack of roof insulation as noted in the Mechanical Evaluation Section make it extremely energy inefficient. The current air conditioning system must literally run constantly in order to keep up. Finally, as is evident by the crowded staff conditions, it is readily apparent that the Village has simply outgrown Village Hall as a home for its Administrative Offices and Police Department.

Rather than being viewed in the negative, we believe that this should be viewed as an opportunity for the Village to restore the Depression-Era Log Cabin Village Hall Building to its historical appearance, enhance its roof, insulation and mechanical systems for greater safety and efficiency and re-use the building as both a community room and Village Commission meeting chamber. The building's current office functions and the police department functions can then be relocated to a new General Operations Public Safety Center building where they can function more efficiently.

#### **Purpose**

Within the context of the above, the purpose of this architectural evaluation and recommendations report is to first to evaluate the existing condition of architectural items such as roofing, waterproofing systems, windows, doors, flooring, ceilings and ADA Accessibility and to make specific recommendations for repair or replacement of each.

In addition, we will review the applicable Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings and introduce those into the project planning process since these standards and guidelines form the basis for the review and approval process that will occur later at the both the State Historic Preservation Office and Miami-Dade County Historic Preservation Board.

#### **General Description of Existing Architectural Items**

##### **Roofing**

The roof consists of wood shake shingles secured to 1" x 4" furring strips which are then attached to log roof rafters. There is no wood sheathing or insulation associated with this roofing system and it provides little resistance to wind and rain.



Historic Exterior



Historic Porch

## **Architectural Evaluation**

**Biscayne Park Village Hall**  
**June 9, 2014**

R.J. Heisenbottle Architects, PA

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### **General Description of Existing Architectural Items**

#### **Roofing**

The roof consists of wood shake shingles secured to 1" x 4" furring strips which are then attached to log roof rafters. There is no wood sheathing of insulation associated with this roofing system and it provides little resistance to wind and rain.

It is our recommendation that for historical and aesthetic purposes the existing shingles remain in place, but that new plywood sheeting be placed above the existing shingle roof in order to create a wind diaphragm that will better resist both uplift and impact loading. While this existing roof system may never meet current code requirements, this approach will greatly enhance the building's structure, weather protection and energy efficiency, while maintaining the building's historic and architectural integrity. See photo number 1 and 2.

### **Windows**

The existing windows are anodized aluminum single hung type with clear glass. These windows replaced the original wood double hung windows and appear to have been installed when the kitchen or office additions were added to the building. They are not impact resistant. We believe that a small number of original wood windows may be hidden behind the walls of the later additions. This will need to be further investigated.

It is our recommendation that these aluminum windows be replaced with new impact resistant double hung wood windows with clear glazing that attempt to match the original window profiles as closely as possible. Modern impact resistant wood windows are typically constructed of mahogany or other hardwoods, operate with precision and are very durable. Most importantly, in addition to being more historically appropriate than the existing aluminum windows, impact resistant wood windows will enhance the structure's resistance to hurricane winds and provide added security. See Photo No. 3

### **Exterior Doors**

All of the existing exterior doors are wood replacements probably installed at the time that the office and kitchen additions were added to the building. Each has nine light clear glazed panels at the top and an x brace panel below. They bear no resemblance to the original doors which were fabricated of split wood logs. However, they are reasonably appropriate and are generally in good condition. Unfortunately, like the windows they do not provide any significant wind or impact resistance. In the event of even a modest hurricane wind event, breach of one of these doors will likely result in the loss of the entire building roof. See Photo No. 3

It is our recommendation that these doors be replaced with new impact resistant solid core wood doors that are faced with logs to replicate the original doors yet provide impact and wind resistance.

### **Interior Doors**

There are only two original interior doors and those are to the men's and woman's restrooms. These doors should be retained, however it would be helpful to add new iron or wood pull hardware and perhaps closers for the convenience of all users. See Photo No. 4

### **Waterproofing Systems**

Waterproofing systems on this building are limited to window and door sealants and the chinking between logs. It is assumed that window and door sealants will be replaced at the same time as new windows and doors are installed. More importantly is the condition of the existing mortar used as chinking between the logs. The joints between the logs appear to have been filled with steel wool and then chinked with a white mortar. Much of the exterior mortar is cracked and falling loose from the logs, thereby allowing water and air to enter the building. See Photo No. 5 & 6.

It is our recommendation that the entire building be re-chinked to seal between all of the logs. We will investigate alternative chinking materials that may be more adhesive and more flexible than the mortar currently used.

### **Flooring**

The existing oak finish floor appears to be original to the building and remains in good condition although there is possibility that this floor covers a more rustic original wood floor below. Original floors from this period were typically of durable heart pine rather than oak. None the less, we recommend that this floor be sanded and refinished as part of the proposed restoration project. Additionally, as we have stated in the Structural Evaluation Section of this report we are concerned about the support structure for the finish floor. Vents seem to indicate a crawl space under the building. This crawl space is not currently accessible and we will need to investigate the support structure later in the process. Should rot or insect damage be present, repairs will be required. See Photo No. 6

Depending on what is observed, we will likely recommend enhancement of the floor structure to assure its ability to carry a 100 lb. live load. This is the current Florida Building Code load requirement for assembly occupancy spaces.

### **Ceilings**

The ceiling throughout the original building was exposed wood log rafters and shake shingles. Various additions have added a variety of new ceiling materials, including plaster, drywall and wood. We recommend that these non-original ceilings be removed along with these additions and that the ceilings in all areas be returned to their original look. See Photos 7 & 8.

### **Wood Rot and Insect Damage**

While the log structure remains in generally good condition there is evidence of insect damage and rot in a number of areas. While this damage is not extensive, as was recommended in the Structural Evaluation Section of this report, we suggest that the entire building be investigated for insect damage and wood rot and that those areas that are found be patched and repaired with wood epoxy. Additionally, upon completion of the entire project, we recommend that the entire building be termite treated and that the Village enter into an ongoing inspection and treatment contract with an exterminator.

### **ADA Accessibility**

While it is not intended that this report provide a total ADA compliance survey of the building, we think it is important to point out a few of our observations. Generally the building appears to be accessible to persons in a wheelchair. There are adjoining parking areas for handicapped persons and there appears to be no obstruction to their entering and using the existing facility with the exception of the restrooms. The restrooms are not ADA compliant and due to the room width being less than 60" it will prove to be difficult to make them handicapped compliant as there is inadequate turn around area. See Photo No. 9. This will need to be addressed and alternatives discussed as the project progresses into the design phase.

### **Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings**

Secretary's Standards 1, 2, 3, 4, 5, 6, 9 & 10 will apply to this project. They are listed below along with our commentary and recommendations for compliance in italics:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The Biscayne Park Village Hall project complies with Standard No.1 on that it returns the building to its original use as a public meeting hall.*

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The Biscayne Park Village Hall project will comply with Standard 2 in that only non-historic features and additions will be removed. Features and spaces that characterize the property will not be removed.*

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

*The Biscayne Park Village Hall project will comply with Standard 3 in that changes will not create a false sense of historic development, no conjectural features or architectural elements will be added.*

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*While Biscayne Park Village Hall has certainly been changed over time, these changes have diminished the integrity of the historic building and have not acquired historic significance in their own right. The project will comply with Standard 4, because it proposes to remove these non-historic additions and return the building to its original configuration. Please reference the Selective Demolition and Proposed Restoration Plans that appear in the last section of this report.*

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

*The Biscayne Park Village Hall project will comply with Standard 5 because it seeks to preserve those finishes, construction techniques, distinctive features and examples of craftsmanship that characterize the property.*

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The Biscayne Park Village Hall project will comply with Standard 6 because the renovation/preservation plan seeks to repair historic features wherever possible and when replacement is warranted, the replacement will be based upon physical and pictorial evidence rather than conjecture.*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*The Biscayne Park Village Hall project will comply with Standard because no new additions are proposed as a part of this project. It is interesting to note that prior building additions, such as the kitchen, police or office area do not comply with this standard because those additions did not differentiate themselves from the original building.*

10. New addition and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The Biscayne Park Village Hall project will comply with Standard 10 since no new additions are proposed.*

### **Summary of Compliance with Standards**

The Selective Demolition and Renovation/Restoration Plans contained in Section 6 of this Report propose to remove all non-historic additions and return the building to its original configuration and purpose. While the original building appears from early photographs to have had a screening on all sides of the porch, we do not recommend screen replacement at this time. Our reasoning for this is that the building has existed for most of its life without the screening in place and with its most character defining feature, the log structure, in full view. Replacement of the screening will hide this most character defining feature. Moreover, today with the building being air conditioned, the screening provides no practical purpose.

All of the proposed building enhancements, architectural, structural, mechanical, electrical, plumbing and fire protection can be accomplished without negatively impacting its historic integrity. It is our opinion therefore that the project will be enthusiastically supported by both the SHPO and the Miami-Dade County Historic Preservation office.

**BISCAYNE PARK HISTORIC LOG CABIN**  
**BUILDING EVALUATION AND RECOMMENDATION REPORT**  
**BUDGET**

Biscayne Park Village Hall  
640 NE 114th Street  
Biscayne Park, Florida

**Rehabilitation/Restoration Budget Cost Estimate**

8/4/2014

RJ Hiesenbottle Architects, PA

<b><u>Code</u></b>	<b><u>Description</u></b>	<b><u>Sub Cost</u></b>
<b>Division 0 - Requirements &amp; Conditions</b>		
	Fumigation Accurate Pest	\$ 5,500.00
	Final Cleanup	\$ 1,750.00
	Site Survey	\$ 1,000.00
<b>Division 1 - General Requirements</b>		
	Direct Labor Super/PM 6 months	\$ 85,000.00
	Temporary Electric	\$ 1,200.00
	Temporary Sanitary Facilities	\$ 1,500.00
	Debris Removal	\$ 4,500.00
	Day Labor	\$ 7,500.00
	Field Office Trailor	\$ 7,500.00
<b>Division 2 - Demolition &amp; Sitework</b>		
	Selective Demolition	\$ 17,500.00
	Site Utilities, Backflow Preventor	\$ 4,500.00
	Misc. Landscaping & Irrigation	\$ 3,500.00
<b>Division 03-Concrete</b>		
	03300 Cast-in-Place Concrete	\$ -
<b>Division 04-Masonry</b>		
	Stone Chimney Facing	\$ 1,250.00
<b>Division 05-Metals</b>		
	Misc. Metal, Starps, Anchors & Decorative Hardware	\$ 8,500.00
<b>Division 06-Wood &amp; Plastics</b>		
	Carpentry Labor	\$ 12,500.00
	Roof Sheathing	\$ 7,899.00
	Log Replacement Timber	\$ 22,000.00
<b>Division 07-Thermal &amp; Moisture Protection</b>		
	Rigid Roof Insulation	\$ 7,866.00
	Shake Shingle Roofing	\$ 14,421.00
	Log Replacement Timber Chinking	\$ 12,000.00

<b>Division 08-Doors &amp; Windows</b>	
Wood Doors	\$ 7,500.00
Wood Windows	\$ 10,500.00
Hardware	\$ 750.00
<b>Division 09-Finishes</b>	
Wood Floor Refinishing	\$ 5,250.00
Painting & Staining	\$ 22,750.00
<b>Division 10- Specialties</b>	
10800 Toilet & Bath Accessories	\$ 1,700.00
<b>Division 11 Equipment</b>	\$ -
<b>Division 12 Furnishings</b>	\$ -
<b>Division 13 Special Construction</b>	\$ -
<b>Division 14 Conveying Systems</b>	\$ -
<b>Division 15 Mechanical</b>	
Relocate Sprinkler System Service Riser	\$ 8,500.00
Plumbing Fixtures, Piping & Condensate Piping	\$ 8,500.00
H.V.A.C.	\$ 14,500.00
<b>Division 16 Electrical</b>	
Electrical, Includes Service Main, Wiring, Lighting & Fire Alarm	\$ 52,440.00
<b>Sub-Total</b>	<u>\$ 359,776.00</u>
<b>GC Performance &amp; Payment Bond</b>	\$ 5,396.64
<b>GC Overhead &amp; Profit 15%</b>	<u>\$ 53,966.40</u>
<b>Total Construction Cost</b>	<u>\$ 419,139.04</u>
<b>Soft Cost Expenses</b>	
A/E Fees & Expenses	\$ 41,913.90
CPA Florida Single Audit for State Grant	\$ 7,500.00
Permit Fees	\$ -
Insurance - Builders Risk	<u>\$ 3,500.00</u>
<b>Total Soft Cost Expense</b>	<u>\$ 52,913.90</u>
<b>Contingency for Unforeseen Conditions</b>	<u>\$ 25,000.00</u>
<b>TOTAL PROJECT BUDGET ESTIMATE</b>	<u><u>\$ 497,052.94</u></u>